

061.A

0003

0012.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

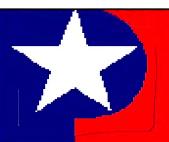
287,500 / 287,500

USE VALUE:

287,500 / 287,500

ASSESSED:

287,500 / 287,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: C12

Owner 1:	YANG YALAN
Owner 2:	
Owner 3:	

Street 1: 3 COLONIAL VILLAGE DR # 12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DITROIA ELIZABETH -

Owner 2: -

Street 1: 3 COLONIAL VILLAGE DR # 12

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 665 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6021																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	287,500			287,500		
Total Card	0.000	287,500			287,500	Entered Lot Size	
Total Parcel	0.000	287,500			287,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	432.33	/Parcel: 432.3	Land Unit Type:	

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	279,300	0	.	.	279,300	279,300	Year End Roll	12/18/2019
2019	102	FV	234,100	0	.	.	234,100	234,100	Year End Roll	1/3/2019
2018	102	FV	193,300	0	.	.	193,300	193,300	Year End Roll	12/20/2017
2017	102	FV	179,700	0	.	.	179,700	179,700	Year End Roll	1/3/2017
2016	102	FV	176,100	0	.	.	176,100	176,100	Year End	1/4/2016
2015	102	FV	154,800	0	.	.	154,800	154,800	Year End Roll	12/11/2014
2014	102	FV	124,800	0	.	.	124,800	124,800	Year End Roll	12/16/2013
2013	102	FV	124,800	0	.	.	124,800	124,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DITROIA ELIZABE	76263-172	1	11/25/2020		325,000	No	No		
SHEEHAN EILEEN	71040-215	2	5/22/2018		301,000	No	No		
	13823-105		10/26/1979		35,500	No	No	N	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/19/2017		Measured								DGM		D Mann											
5/6/2000						197		PATRIOT															

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																													
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			<p>Building Number 3.</p> <p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> </tr> </table>				1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0				
1st Res Grid	Desc: Line 1	# Units: 1																																							
Level	FY LR DR D K FR RR BR FB HB L O																																								
Other																																									
Upper																																									
Lvl 2																																									
Lvl 1																																									
Lower																																									
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																					
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																				
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																				
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average																																				
Prime Wall: 7	- Brick			A HBth: 1	Rating:																																				
Sec Wall: 1	%			OthrFix: 1	Rating:																																				
Roof Struct: 2	- Hip			OTHER FEATURES																																					
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			<p>CONDO INFORMATION</p> <table border="1"> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> </tr> <tr> <td>Other</td> <td></td> </tr> <tr> <td>Upper</td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> </tr> <tr> <td>Lower</td> <td></td> </tr> <tr> <td>Totals</td> <td>RMs: 4</td> <td>BRs: 2</td> <td>Baths: 1</td> <td>HB: 0</td> </tr> </table>				Level	FY LR DR D K FR RR BR FB HB L O	Other		Upper		Lvl 2		Lvl 1		Lower		Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0													
Level	FY LR DR D K FR RR BR FB HB L O																																								
Other																																									
Upper																																									
Lvl 2																																									
Lvl 1																																									
Lower																																									
Totals	RMs: 4	BRs: 2	Baths: 1	HB: 0																																					
Color: BRICK				A Kits: 1	Rating:																																				
View / Desir: 3RD - 3RD FLOOR				Fpl: 0	Rating: Average																																				
GENERAL INFORMATION				WSFlue: 1	Rating:																																				
Grade: C	- Average			DEPRECIATION																																					
Year Blt: 1962	Eff Yr Blt:			Phys Cond: GD - Good	24. %																																				
Alt LUC:	Alt %:			Functional: 1	%																																				
Jurisdct:	Fact: .			Economic: 1	%																																				
Const Mod:				Special: 1	%																																				
Lump Sum Adj:				Override: 1	%																																				
INTERIOR INFORMATION				CALC SUMMARY				COMPARABLE SALES				REMODELING				RES BREAKDOWN																									
Avg Ht/FL: STD				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price	Exterior:	No Unit	RMS	BRS	FL																								
Prim Int Wall: 2	- Plaster			Size Adj: 1.40225565									Interior:	1	4	2	0																								
Sec Int Wall: 1	%			Const Adj: 1.16654992									Additions:																												
Partition: T	- Typical			Adj \$ / SQ: 523.456									Kitchen:																												
Prim Floors: 4	- Carpet			Other Features: 32733									Baths:																												
Sec Floors: 1	%			Grade Factor: 1.00									Plumbing:																												
Bsmnt Flr:				NBHD Inf: 1.00000000									Electric:																												
Subfloor:				NBHD Mod: 1									Heating:																												
Bsmnt Gar:				LUC Factor: 1.00									General:																												
Electric: 3	- Typical			Adj Total: 380831									Total:	1	4	2																									
Insulation: 2	- Typical			Depreciation: 93304																																					
Int vs Ext: S				Depreciated Total: 287528																																					
Heat Fuel: 1	- Oil																																								
Heat Type: 3	- Forced H/W																																								
# Heat Sys: 1																																									
% Heated: 100																																									
Solar HW: NO	Central Vac: NO																																								
% Com Wall	% Sprinkled:																																								
MOBILE HOME				Make:				Model:				Serial #:				Year:																									
SPEC FEATURES/YARD ITEMS				PARCEL ID 061.A-0003-0012.0																																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																							
More: N	Total Yard Items:				Total Special Features:				Total:																																
IMAGE AssessPro Patriot Properties, Inc																																									